



City of Benbrook

Planning and Zoning Commission

DATE: 02/10/2022	REFERENCE NUMBER: RP-22-01	SUBJECT: Whitestone Heights Phase 3. A request to approve a Final Plat for 15.80 acres of land being a replat of Lots 36X and 27X, Block 1; Lot 10X, Block 5; Lot 11X, Block 6; and Lots 26X and 27X, Block 8 of Whitestone Heights Phase 2, Tarrant County, Benbrook, Texas. The property is zoned "BR-PD" one-family reduced planned development district. The property is generally located northeast of the intersection of Hawkins Home Blvd and Benbrook Blvd (US Hwy 377).	PAGE: 1 of 2
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With a passing of the "Shot-Clock Bill" (H.B. 3167) during the 86th legislative session of the Texas State Legislature, the Planning and Zoning Commission must approve, approve with conditions, or disapprove a plat submitted to the city, along with their accompanying subdivision construction plans. If the plat and/or subdivision plan conform to adopted city development regulations, the Planning and Zoning Commission must approve.

Project Name: Whitestone Heights Phase 3

Request Type: Final Plat

Site Description: 15.80 acres of land situated in the T. & N. O. R.R. Survey, Abstract No 1565

Location: Generally located northeast of the intersection of Hawkins Home Blvd and Benbrook Blvd (US Hwy. 377)

Zoning District: "BR-PD" One-Family Reduced Planned Development District (Ord. No. 1089)

**Property Owner/
Developer:** SJ Dominion Development, LP
Fort Worth, TX

Background

Apr. of 2001: The City Council approved Ordinance No. 1089, rezoning the Whitestone Heights area, 83.45 acres of land, from "C" Multiple-Family District, "D" Multiple-Family District, and "F" Commercial District, to "BR-PD" One-Family Reduced Planned Development District.

Jun. of 2003: The final plat for Whitestone Heights Phase 1 was filed at the Tarrant County Recorder's office, creating 84 single family residential lots.

Jan. of 2020: The Planning and Zoning Commission approved a preliminary plat for 2 additional phases; a total of 107 single family residential lots.

Dec. of 2021: The final plat for Whitestone Heights Phase 2 was filed at the Tarrant County Recorder's office, creating 58 residential lots, and reserving 6 tracts for future division.

Summary and Analysis

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Whitestone Heights Phase 3 is a replat of 6 platted tracts from Whitestone Heights Phase 2, creating 49 single family residential lots.

- Residential lots meet the minimum lot requirements for the BR-PD zoning district:
 - Minimum Lot Size (interior lot): 7,000 SF
 - Minimum Lot Size (corner lot): 8,400 SF
 - Minimum Lot Width (interior lot): 60 FT
 - "Lot width" means the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided, however, that the width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than 80% of the required lot width except in the case of lots on the turning circle of cul-de-sacs, where the 80% requirement shall not apply.
 - Minimum Lot Width (corner lot): 66 FT (10% increase over min. interior lot width)
 - Minimum Front Yard Setback: 25 FT
 - Minimum Secondary Front Yard Setback: 15 FT
- Civil plans were reviewed by the City Engineer and were found to meet city standards.
- A city developer agreement must be executed prior to plat recordation (see attachment 3 for more details).
- The developer must pay the parkland dedication fee, prior to plat recordation (see attachment 3 for more details).

Staff Recommended Motion

Move to approve the Final Plat, number RP-22-01, and its recordation is subject to stipulations listed in the Staff Comments, attached to the staff report.

Next Steps

- Plat Recordation. If the plat is approved, the following must occur prior to plat recordation:
 - Execution of a City of Benbrook Developer Agreement
 - Submission of all documents and fees required for plat recordation
- Pre-Construction Meeting:
 - Meet with city development staff prior to beginning construction of city public infrastructure

Attachments

1. Final Plat
2. Location Map
3. Staff Comments